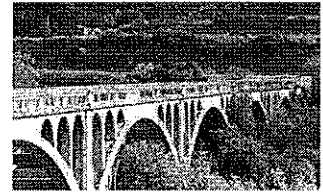


BONSALL COMMUNITY SPONSOR GROUP

Dedicated to enhancing and preserving a rural lifestyle



COUNTY OF SAN DIEGO BONSALL COMMUNITY SPONSOR GROUP

REGULAR MEETING MINUTES

TUESDAY, June 2, 2009

Bonsall Community Center
31505 Old River Road
Bonsall, CA 92003

RECEIVED

JUL 01 2009

San Diego County
DEPT. OF PLANNING & LAND USE

Administrative Items

- A. Roll:
PRESENT: Morgan, Davis, Lintner, Norris, Rosier
ABSENT: Mallett; one vacancy
- B. Corrections to Agenda:
TPM 21157 Continued.
- C. Approval of meeting minutes:
The Minutes for the meeting of May 5, 2009 were approved by the members present.
- D. Public Communication:
There was no Public Communication speakers at this meeting.
- E. Reports:
- San Luis Rey Watershed Council: The group has received incorporation status and is applying for nonprofit status with the Federal IRS.
 - General Plan Update: Finishing general plan, EIR and community plan
 - Airport Authority: There has been an approval to build more terminals
 - North County Transit District: No report.
 - Fire Information: No report
 - Water: Gerald Walson Board Member from Rainbow Municipal Water District reported that millions of gallons are lost in unreclaimed water. Plans for second desalinization Plant on Camp Pendleton studies will begin to see if it is feasible. Next month Bonsall Sponsor Group will host a Water Information Forum. Rainbow will be asking for a vote of the rate payers so that the district can receive a loan or grants ad they are prohibited at this time.

PLANNING AND LAND USE

Community Plan Bonsall Community Plan

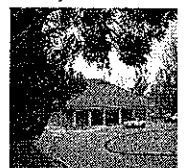
Page 2 Vision

Community Vision

Bonsall remains a semi rural community and seeks to preserves its relatively unspoiled natural topography and scenic resources. Bonsall is scenic, characterized by its preservation of agriculture, large estate lots, steep slops, ridgelines and panoramic views.

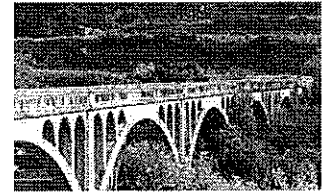


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BONSALL COMMUNITY SPONSOR GROUP

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The community of Bonsall is a safe living and working environment for the residents with adequate law enforcement, fire protection, and emergency services. Residential development that is consistent with the community's rural character and its resources. Commercial development that meets the needs and provides the local population with goods and services is supported while maintaining the rural character of the community. Adequate housing opportunities are provided for all residents while trying to maintain and promote the rural residential character of the community. A circulation system, which preserves the rural character of the community, provides a safe, balanced transportation system, which includes automobile, bicycle, equestrian and pedestrian uses.

Bonsall is envisioned as a community supported by active citizen participation and involvement. A distinctive and individual identity for the community relies upon the established image of the San Luis Rey River, the San Luis Rey River Park, the creeks, large estate lots, supporting agricultural, equestrian based training facilities, with pedestrian, equestrian and bike trails protected ridgelines and open space corridors.

Page 6

Spelling in paragraph one on page - California

Page 10

Commercial and Industrial – In last sentence of “existing or planned”

Page 11

e. Existing Circulation and Mobility – second paragraph please read and make grammar corrections.

Add these paragraphs – May private roads also exist in Bonsall. It is unfortunate that a majority of them are not well maintained because of the nonexistence of viable, active, and enforceable road maintenance agreements and the disinterest of the residents. Property owners served by these private roads must be made subject to the provisions of enforceable road maintenance agreements to provide an adequate road infrastructure.

The mobility element roads in Bonsall are unique and important. The aesthetic qualities they possess are an important element contributing to the unusual character of Bonsall. These are included in table...

Page 11

The third paragraph delete (has in the past provided)

Page 12

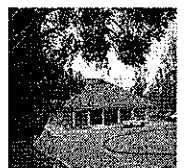
Bonsall School District operates three schools: 2 Primary Schools....

Correction the schools are not adjacent to each other. Sullivan Middle School is located on West Lilac Road.

Delete: the rest of the first paragraph as we now have two new Primary Schools in the district.

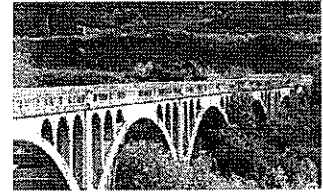


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Delete: the entire third paragraph

Page 13

Second paragraph the water district for the City of Vista is called Vista Irrigation District and is separate from the City of Vista please change. (Delete the word Formerly)

The fourth paragraph change to (the eastern portion of the Bonsall CPA area falls)

The last paragraph second sentence the most easterly of the Bonsall CPA and westerly portions of the Valley Center MWD to Old 395. Valley Center MWD prepared a comprehensive water system master plan in April of 2002 that is limited to include the Circle K at Old 395.

Page 14

Add paragraph

The provision of adequate water supplies to the residents and agricultural users of Bonsall has been problematic over many years because of recurring and periodic draught conditions.

Check comments regarding Vallecitos and VID

Page 15

San Luis Rey Regional Park please change spelling of Ray to Rey.

Include the Bonsall Community Sponsor Group and the residents as part of the stake holder group in coordination with all other agencies in the paragraph.

Public Safety

The Vista Station is not closed please delete that sentence. The Bonsall Station was closed.

Page 16

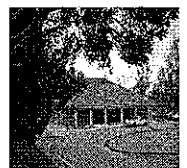
Fire Protection and Emergency Services

Paragraph 4 is not correct the station is considering a move to Olive Hill behind the ARCO within the next year and will not be located on Old River Road.

Paragraph 5 The Vista FPD provides fire suppression and emergency services to the southwest. The District provides these services through a service agreement (NOT A JOINT POWERS AGREEMENT WITH THE City of Vista not the Vista Fire Department)

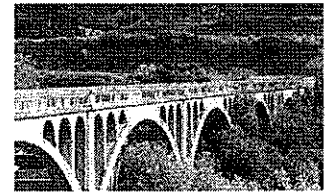


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Average travel times are 6.26 minutes and emergency medical travel times is the same. Delete (the paramedic service has a higher response time average of 6.26 minutes due mainly to simultaneous demand.) they travel together on all runs.

The added sentence should have read: A new station is planned on East Vista Way in Bonsall which is in the unincorporated area of the County, and is expected to decrease response times in the northern portion of the district.

Page 17

Community Vision Community Vision

Bonsall remains a rural community and preserves its relatively unspoiled natural topography and scenic resources. Bonsall is scenic, characterized by its preservation of agriculture, large estate lots, steep slopes, ridgelines and panoramic views.

The community of Bonsall is a safe living and working environment for the residents with adequate law enforcement, fire protection, and emergency services. Residential development that is consistent with the community's rural character and its resources. Commercial development that meets the needs and provides the local population with goods and services is supported while maintaining the rural character of the community. Adequate housing opportunities are provided for all residents while trying to maintain and promote the semi rural estate lot residential character of the community. A circulation system, which preserves the rural character of the community, provides a safe, balanced transportation system, which includes automobile, bicycle, equestrian and pedestrian uses.

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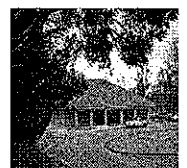
Page 19

Land Use

1.2 Last paragraph starting with- currently delete currently and have it read "at time of this writing the Bonsall Design Guidelines are not".....

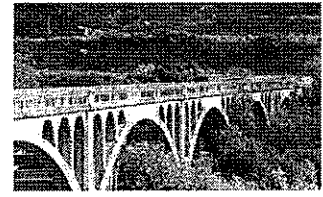


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Page 20

Community Growth Policy

Goal LU 2.1 We are really not interested in encouraging development with the inability of water supplied from Rainbow Water District. How do you recommend we address this? issue.

Policy 2.1 delete the word "Encourage" and replace with "Require".

Add 2.3 Require the application of design review to all parcels in the Bonsall CPA. All of Bonsall is scenic and requires a B designator and the review process by the Bonsall Design Review Board.

1.35 Residential Land Use

Goal LU 3.14

Should read - Estate lot residential development that provides adequate...

Page 21

Policy 34.3

Add to sentence "and unsightly views or incompatibility with surrounding environment.

Policy LU 34.4

Add to sentence " open space easements that first are considered for agricultural or equestrian needs of the Bonsall community.

Policy LU 3.6

First sentence should read – Development of assisted living facilities is appropriate only to River Village within the Bonsall Community Area.

Policy LU 3.6

add that all industrial scale wind turbine facilities be sited on commercial property and a minimum of 1.2 miles from any structure. If not industrial then 1 mile from any structure and a full noise survey done for neighbors within 1,000 feet of impact of the facility.

1.4 Commercial, Industrial and Accessory Uses –

4.1 All residential, commercial, and other development must consider all existing land uses including adequate buffer and avoid any incompatible uses.

Page 22

Policy LU 4.4

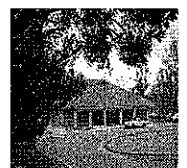
Delete all

Policy LU 4.5

Add "nuisance, and noise.

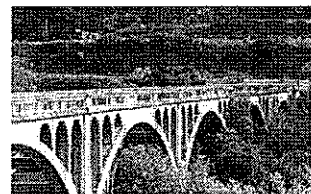


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Policy LU4.6

Add and do not comply with internal or screened on site parking.

1.5 Community Conservation and Protection

Second paragraph the third sentence “

dedications of natural open space easements, agricultural or equestrian easements...over”

Page 23 LU 5.1.4 Line 2 change from 15 or 10% change to 20%.

Page 24

Policy LU 5.2.1

When considering clustering or lot averaging the minimum lot size shall be no less than 50% of the lot size indicated on the land use map for semi rural Bonsall (two acres and higher densities).

Page 25

Policy LU 7.1 Library DELETE

1.8 Water Supply, Reclaimed water, Gray water and Solid Waste

That is how we would like this section to read.

Goal LU 8.1

Goal LU 8.1 An adequate supply of water that meets current and projected needs of both residential and agricultural users in Bonsall.

Policy LU 8.1.5

Re-write to say the use of reclaimed water, gray water.....

Policy LU 8.1.9 No lot splits or development plans of a nonpublic safety nature may be processed or approved if the supplying water agency cannot guarantee the provision of a usable water meter or meters for the subject property or properties.

Policy LU ? Where in this document is the 100 foot fire buffer included in regard to residential and agriculture development? Could you please assist us?

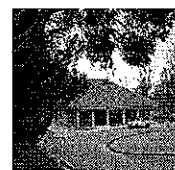
Page 27

Policy CM 1.2

Change to start at the second sentence as we don't have the ability to design and construct State Route 76 or I-15. (Gopher Canyon is not a drive street or road)
delete the word Drive after Gopher Canyon.

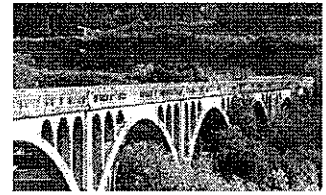


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Add County Bike Policy

Policy CM 1.5

Re write and insert the paragraph to read ...Minimize the use of cul de sacs in the Bonsall CPA and require new.....

CM 1.6 Add these paragraphs – May private roads also exist in Bonsall. It is unfortunate that a majority of them are not well maintained because of the nonexistence of viable, active, and enforceable road maintenance agreements and the disinterest of the residents. Property owners served by these private roads must be made subject to the provisions of enforceable road maintenance agreements to provide an adequate road infrastructure.

The mobility element roads in Bonsall are unique and important. The aesthetic qualities they possess are an important element contributing to the unusual character of Bonsall. These are included in table...

Page 28

Policy 4.1.1 Delete

Policy 4.1.3 Add the word all ...should read Prohibit the use of on all street parking

Policy 4.1.4 New policy – No lot splits or development plans of a nonpublic safety nature may be processed or approved for property served by a private road unless a viable, active, and enforceable road maintenance agreement is in place for the subject serving private road or roads. Said agreement signed by the majority of those served by the private road must be available for review by BCSG. Cellular providers having facilities situated on private roads would for the purposes of this policy be considered residents and also be subject to the provisions of the road maintenance agreement as well as signing it.

Page 30

COS 1.2 The San Luis Rey River is not in a natural state and this is not acceptable language.

Page 32

Policy COS 6.1 & 6.2 rewrite

Page 33

Policy COS 7.3 list the sites identified in Community Plan here. Bonsall Bridge etc...

3.2 Parks and Recreation

The last paragraph on this page doesn't make sense. Rewrite

Page 34

Bonsall doesn't have local parks because of the lot size. The San Luis Rey River Park is to be a regional park.

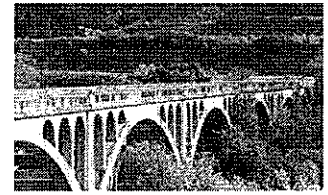


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Policy COS 8.4

Delete currently being done.

Page 35

3.3 Community Open Space Plan

First & second paragraph do not make sense.

(e) Support low intensity land use zoning in undeveloped mapped floodplains, such

As agricultural and low density residential zoning, to protect downstream areas from flooding hazards, to minimize impacts on wildlife habitat and to provide scenic open space.

Page 36

Policy COS 10.1

Change wording to "encourage agricultural and equestrian open spaces and only encourage linking of open space if it is biological and supports a wildlife corridor system"

Subdivision open space has not been in the past classified as open space/recreation nor do we want to start that process in our community.

Page 39

Noise insert

NOISE

GOAL

PROTECT AND ENHANCE BONSALL'S ACOUSTICAL ENVIRONMENT BY SUPPORTING THE CONTROL OF NOISE AT ITS SOURCE, ALONG ITS TRANSMISSION PATH, AND AT THE SITE OF SENSITIVE RECEIVERS.

MAINTAIN AN ENVIRONMENT FREE OF EXCESSIVE NOISE BY PROVIDING CONTROL OF NOISE AT ITS SOURCE,

BACKGROUND

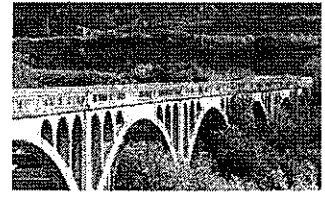
1. Require the strict enforcement of the County Noise Ordinance.
2. Require site design and building design controls to minimize noise emissions from noise sources.
3. Encourage land use and circulation patterns which will minimize noise in residential neighborhoods and sensitive wildlife habitat.
4. Support efforts of the County and CALTRANS to further and to implement road designs which reduce noise levels.
5. Support limiting truck traffic to designated routes to reduce noise in residential areas.
6. Require a noise survey to minimize noise emissions from cell sites and wind turbine facilities to the fullest extent.

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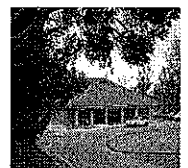
7. Require the strict enforcement of the County Noise Ordinance.
 8. Require site design and building design controls to minimize noise emissions from noise sources.
 9. Encourage land use and circulation patterns which will minimize noise in residential neighborhoods and sensitive wildlife habitat.
 10. Support efforts of the County and CALTRANS to further and to implement road designs which reduce noise levels.
 11. Support limiting truck traffic to designated routes to reduce noise in residential areas.
 12. Encourage the County to perform a comprehensive noise survey in the Bonsall area to identify sources which emit high noise levels.
1. Additions: Page 4 LU-11.2 and LU 11.6 review
 2. Need to Add in LU something about 100 foot buffer in County Fire Protection Code. Add that all development commercial and residential parking will be on site.
 3. Mobility Section Parking Policy M 9.2
 4. Housing Element – add height limitation
 5. LU – 15 Page 3.39 of General Plan

Cell Sites

1. Goal for Cell Sites. Promote and endorse the development of a shared network architecture that encourages competition between wireless service providers in order to maintain a cost efficient and effective community wide.
2. Policy Cell Site information regarding the need to “Require wireless telecommunication companies to become proficient in designing networks emphasizing the location of open network resources and using the latest technology for transmission of signal in Bonsall”
3. Policy Require all wireless telecommunication companies to provide a photocopy of all types camouflage methods prior to submission of cell site project.
4. Policy Support efforts that advocate for the provision of wireless telecommunications services.
5. Policy Use all avenues and efforts to pursue an increase in the number and diversity of services while minimizing the proliferation of new towers and infrastructure.
6. Objective Establish wireless telecommunication framework for future planning by working cooperatively with companies.

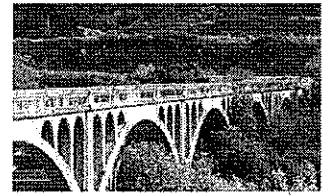


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Residential Goal

POLICIES AND RECOMMENDATIONS

A. Environmental Concerns and Issues:

1. Require that discretionary permits preserve environmentally significant and/or sensitive resources such as undisturbed steep slopes, canyons, floodplains, ridge tops and unique scenic views in order to reinforce the rural character of the area through sensitive site design.
2. Require preservation of unique features such as oak woodlands, riparian habitats, steep slopes, archeological sites, and ecologically sensitive areas. [PP]
3. Prohibit ridgeline residential development unless it can be shown through a viewshed analysis that there would be only minimal impact to adjacent properties and the community viewshed.. [C]

B. Rural Compatibility Issues:

4. Require new residential development to adhere to site design standards which are consistent with the character and scale of the Bonsall community. The following elements are particularly important:

- Roads that follow topography and minimize grading;
- Built environment that integrates the natural setting and topography;
- Grading that follows natural contours and does not disturb the natural terrain;
- Structure design and siting that allows preservation of the site's natural assets
- Retention of natural vegetation, agricultural groves, rock outcroppings, riparian habitats and drainage areas. [PP]

5. Require new residential development to construct roads that blend into the natural terrain and avoid "urbanizing" improvements such as widening, straightening, flattening and the installation of curbs, gutters, and sidewalks.

6. Buffer residential areas from incompatible activities which create heavy traffic, noise, odors, dust, and unsightly views through the use of landscaping and preservation of open space. [PP]

D. Infrastructure Issues:

7. Prohibit residential development which would prematurely subdivide land and require expansion of public utilities and services to such developments. [PP]

Policies & Recommendations

8. Discourage commercial and civic uses outside of the Village and limit all such uses to those that are clearly demonstrated as needed and are compatible with the rural lifestyle of the Bonsall Community.

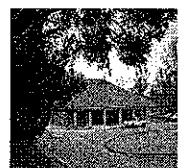
Agricultural.

POLICIES AND RECOMMENDATIONS

1. Support agricultural uses and activities throughout the Bonsall Community Plan Area, by providing appropriately zoned areas in order to ensure the continuation of an important rural lifestyle in Bonsall.
2. Encourage the formation of Agricultural Preserves in areas with active agricultural operations and in locations that will be optimal for future agricultural production. . [AP]
3. Prohibit residential development which would have an adverse impact on existing agricultural uses. PP]

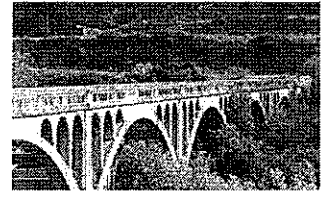
OPEN SPACE POLICIES

1. Proposed open space lots shall be protected through permanent open space easements to the Fallbrook Conservancy or dedicated to agricultural conservation.



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2. Any future residential development of all open space acreage will require a Specific Plan Amendment.
Mobility

"Local Connectivity" is a concept that identifies a circulation pattern which emphasizes integrating local public roads between adjacent neighborhoods. Local road connections essential to efficient traffic circulation are lost if new rural subdivisions are designed and built with strictly self-serving road networks. Therefore, each future subdivision needs to be assessed for its potential to provide linkages for long-term circulation improvement, while still allowing for a road design in keeping with a "rural neighborhood" character.

Preserve Archeological & Historical

POLICIES AND RECOMMENDATIONS -. Subdivisions should be designed to preserve scenic viewsheds. Radio and T.V. antennas that obscure scenic ridgelines are discouraged. [PP]

2. Restrict hillside cutting and scarring, loss of wildlife habitat, loss of riparian habitat and loss of floodplains. [PP]

4. Protect riparian habitat and other types of wetlands from loss or modification by dedicating open space easements to the Fallbrook Conservancy with adequate buffer zones and by other means to avoid impacts from adjacent land uses. Road crossings or other disturbances of riparian habitat should be minimized and only allowed when alternatives have been considered and determined infeasible. [PP]

5. Projects within or in the vicinity of a Resource Conservation Area should be designed to minimize adverse impacts on the resources the RCA was created to protect. [PP]

6. Preserve the native habitat of sensitive plants and animals by dedication of open space easements to the Fallbrook Conservancy that will ensure their long term protection and survival. [PP]

7. Preserve oaks, sycamores, olive trees, and other individual specimen trees that are supported by the preferred plant list of the County which contribute to the community character and provide wildlife habitat. [PP]

8. Landscaping should be required to prevent erosion on graded sites and, if the area is contiguous with undisturbed wildlife habitat, the plan should include revegetation with native plant species. [PP]

9. It is strongly encouraged that trees be planted wherever possible to stabilize soil conditions and contribute to atmospheric oxygen production. [GEN, PP]

10. Grading associated with discretionary permits shall not change natural land contours and shall be minimized to reduce erosion and siltation and damage to downstream properties. [PP, DPW]

11. New developments shall be required to provide on and off site natural flood control improvements, when necessary, to ensure that water released from the project will not have an adverse environmental impact. [PP, DPW]

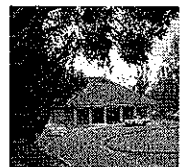
12 Prohibit discretionary permits that exacerbate problems in a currently identified downstream flooding area. [PP, DPW]

13. During the discretionary permit process, and in addition to the application of the "F" designator, no development or destruction of watershed shall be allowed which would increase the present flooding problem in the valley. [PP, DPW]

14. During the discretionary permit process, and in addition to the application of the "B" designator, no development will contribute to the detriment of the viewshed, ridgelines or block the views of neighbors.

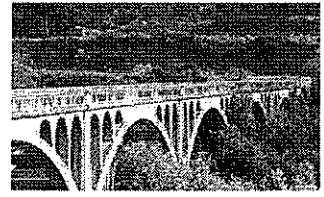


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15. Use low sodium lights and light shielding for new subdivisions and use permits as required by the "Dark Sky" Ordinance for those properties within a specified radius of the observatory at Palomar Mountain. [PP]

16. Support implementation and enforcement of the County's ordinance on lighting standards including lamp types and shielding for both public and private sector projects. [PP]

17. Require the location of an information center in Bonsall to facilitate community understanding of the region's cultural history. [GEN]

18. Pursue the possibility of obtaining funding from the State Office of Historic Preservation to survey Bonsall and nominate all significant resources to the National Register of Historic Places or the County Register. [AP]

19. Request the County Historic Site Board review all nominations of prehistoric and historic sites which qualify for inclusion in the County Register of Historic Landmarks. [GEN] -60-

20. Require owners of significant historic and/or architectural sites to dedicate open space easements to preserve significant examples of California history and archaeology in the course of discretionary permit processing in order to register for Landmark Zoning with the County Historic Site Board.

Open Space

Support low intensity land use zoning in undeveloped mapped floodplains, such as agricultural and low density residential zoning, to protect downstream areas from flooding hazards, to minimize impacts on wildlife habitat and to provide scenic open space. [PP]

Please add the I-15 Corridor reference that is in the Valley Center Community Plan to our Bonsall Community Plan.

Motioned was made by Norris to approve all of the referenced changes to the Community Plan and submit it to the County of San Diego and the second was made by Davis. Motions was unanimously approved.

The meeting was adjourned at 9:58 PM



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